

Notice of Decision

Proposal File #: CP-2015.0153 **Zoning:** I
Proposal: Liberty Lake Business Park Parking Lot Expansion
Proposal Description: Demolition of an existing parking and grassy area with renovation and expansion to include approximately 400 parking stalls, lighting, landscaping, and pedestrian connections
Site Address: 22425 E. Appleway Ave., Liberty Lake, WA 99019
General Location: N. of Appleway Ave., E. of Harvard Rd., S. of I-90 (Parcel 55103.9118)
Abbreviated Legal Description - Section: 10 **Township:** 25N **Range:** 45E
Property Owner: DOF IV Liberty Lake, LLC
Applicant: Trimont Real Estate Adv. (Michael Barbree) **Phone:** 404-581-7569
Contact: DCI Engineers (Matt Gibb) **Phone:** 509-227-5721
Application Date: 12/15/15 **Determination of Completeness Issued:** 1/8/16
Notice of Application Issued: 1/13/16 **Comment Deadline:** 4pm, 1/27/16
Notice of Application Review: 1/13/16 - 1/28/16
Notice of Decision Issued: 1/28/16 **Appeal Closing Date:** 4pm, 2/11/16

CITY OF LIBERTY LAKE PLANNING & BUILDING SERVICES DECISION:

- ☐ Approved
☒ Approved w/ Conditions
The above-mentioned proposal is approved with the following conditions: (see attachments)
☐ Disapproved

SEPA THRESHOLD DETERMINATION: Determination of Non-Significance (see DNS issued 1/28/16)

DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal a final decision on a project permit. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to Planning & Building Services by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H. An 'open record' appeal to the Hearing Examiner is available on many Type I project permits. The appeal procedure shall be as outlined in the City Development Code Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

This Notice of Decision has been provided to the project applicant, the Spokane County Assessor, and to any person who, prior to the rendering of the decision, requested notice of the decision or submitted substantive comments on the application.

A copy of the SEPA determination has also been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant.

The complete record in this matter, including this decision, is on file during the appeal period with the review authority listed below. Pursuant to RCW 36.70B.130, affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

A Notice of Decision was also printed in the 2/4/16 edition of the Spokesman Review Valley Voice.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Amanda Tainio, Planning & Building Services Manager



Planning & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: January 28, 2016

Signature: Amanda Tainio



PLANNING & BUILDING SERVICES

January 28, 2016

Proposal File #: CP-2015.0153

Proposal: Liberty Lake Business Park Parking Lot Expansion

Conditions of Approval

Received From:

- City of Liberty Lake

City of Liberty Lake Requirements

1. The parking lot expansion is approved for existing occupancy of the building with the anticipation that the existing western lot will not be utilized to capacity and the project will not generate new trips (refer to Sunburst Engineering Traffic Letter 12/15/15). In the event of an application for a change of occupancy or use, traffic mitigation will be required.
2. Sign permits will be required for all signage prior to installation and signs must conform to the City signage standards.
3. Dust control measures must be utilized during construction.
4. Plan modifications were noted on the Civil and Landscape Plans.

DETERMINATION OF NON-SIGNIFICANCE (DNS)

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Property Owner: DOF IV Liberty Lake, LLC
Applicant: Trimont Real Estate Adv. (Michael Barbree) Phone: 404-581-7569
Contact: DCI Engineers (Matt Gibb) Phone: 509-227-5721
DNS Determination Issued: 1/28/16 Appeal Closing Date: 4pm, 2/11/16

LEAD AGENCY: CITY OF LIBERTY LAKE

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The complete record in this matter is on file during the appeal period with the review authority listed below and is available to the public upon request.

- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under WAC 197-11-340(2): the lead agency will not act on the proposal for 14 days from the date below. Comments must be received by: _____.

APPEAL OF THIS DETERMINATION, allowed under City Development Code Section 10-6A-7, subsection "C" shall be filed within fourteen (14) days after the determination has been made and is appealable. Any administrative appeal of a procedural or substantive determination under SEPA issued at the same time as the decision on the project action shall be filed within fourteen (14) days after notice of the decision has been made and is appealable. In order to allow public comment on a DNS prior to requiring an administrative appeal to be filed, this appeal period shall be extended for an additional seven (7) days if the appeal is of a DNS for which public comment period is required under the provisions of the City Environmental Ordinance or chapter 197-11 WAC. A notice of appeal must be delivered to Planning & Building Services by mail or personal delivery and must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code Section 10-4B-4, subsection H and shall follow the procedures outlined in City Development Code Section 10-6A-7, Subsection C for SEPA Appeals and Section 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

A copy of this SEPA determination has been provided to the Dept. of Ecology - Olympia, Dept. of Transportation - Spokane County, Other Reviewing Agencies, and the project applicant.

A Notice of Decision was also printed in the 2/4/16 edition of the Spokesman Review Valley Voice.

REVIEW AUTHORITY:

RESPONSIBLE OFFICIAL: Katy Allen, City Administrator



Planning & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6700, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: January 28, 2016

Signature: Katy Allen